

Subject: Farmer's Market Proforma

From: Donald Duckworth <duckworth.donald@gmail.com>

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To: Miki Payne2 <miki@hbdrollinger.com>

BCC: Donald R Duckworth <duckworth.donald@gmail.com>

Here's the revision as I saw it. I don't know that my revisions are all that big a deal, but here's a list of them:

1. Added "Pre-Market Feasibility / Setup" costs (\$1,250 / mo for Feb, Mar, April, & May).
2. Clarified "Startup Capital" costs. See notes at bottom of spreadsheet.
3. Add \$100 / mo "Contingency" to "Operating Expenses."
4. Corrected "Annual Total" formula for all years.
5. Note: at some point in the future, we should probably build-in inflationary cost increases, which are not yet included.
6. Adjusted the "Interest Pmt on outstanding Capital" (bottom of the spreadsheet) to 1% vs the previous 10%. This is a more realistic "cost."
7. Note: it doesn't seem that insurance costs have been included. Can the WTC BID's existing coverage be used instead of buying new coverage?
8. Suggestion: given this proforma, the WTC BID should provide for preparation of an "annual independent financial statement." Additional costs to the market should be avoided and, perhaps, the WTC BID's existing vendor can simply include this additional work with that which is already performed.

Let's discuss this document when you have a minute.

— Attachments: —

Farmers Market Survey Summary 160406.xls

70.5 KB